

**Consolidated Annual Performance Evaluation Report
City of Frisco Community Development Block Grant Program
PY 2006**

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EXECUTIVE SUMMARY

The City of Frisco receives Community Development Block Grant (CDBG) funds each year from the federal government through the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance. This CAPER reports the accomplishments of the 2ND full year of the CDBG program, October 1, 2006 – September 30, 2007.

Some highlights of the PY2006 CAPER include:

Agency (Subrecipient)	Amount Expended in PY2006	Frisco Residents Assisted
Frisco Family Services Center	\$20,000	1,449 persons assisted
Collin County Committee on Aging	\$5,000	143 persons assisted
Hope's Door	\$3,075	63 persons assisted
Frisco Housing Authority/Boys and Girls Clubs	\$513	12 persons assisted

In addition to the Agencies listed above, Habitat for Humanity was able to purchase a lot in the OTR with \$30,000 in CDBG funds. They plan to begin construction of a home for a low-income Frisco family in PY2007. An additional \$15,030 was spent assisting 2 families with health and safety rehabilitation issues under the Owner-Occupied rehabilitation program and \$24,182.71 in CDBG funds were used to reimburse the City for staff salary and other administration related expenses.

I. Summary of Resources and Distribution of Funds

In PY 2006, the City of Frisco's allocation was \$227,165. This was added to the carryover unexpended funds for PY 2005 which were \$174,233.27. During PY 2006, the City expended \$96,441.43 of these funds. The attached CAPER provides additional detail on how these second year funds were expended. Funds which were not completely expended in PY2005 or PY2006 will be carried over into PY 2007.

II. GENERAL NARRATIVE

A. Assessment of Consolidated Plan Goals and Objectives

The CDBG programs must address objectives that have been identified in the Consolidated Plan developed through a process that involved citizens' input and

opportunity for public comment. The City of Frisco Consolidated Plan Objectives are listed below along with an assessment of the past year's activities.

	Consolidated Plan Objectives	Goal	Accomplishment
	Housing Objectives		
1.	Preservation of Affordable Housing		
1.a	Owner-Occupied Rehabilitation	10 units	3 units
1.b	Rental Rehabilitation		
2.	Workforce Housing		
2.a.	Acquisition	1 lot	1 lot
2.b	First-Time Homebuyers	7 units	5 units
3.	Senior Citizen Housing		
4.	Frisco Housing Authority		
	Homeless Objectives		
1.	Transitional Homeless Support		
2.	Homeless Prevention	1,560 persons	1,512 persons
	Community Development Objectives		
1.	Community Facilities, Public Improvements		
2.	Public Services - Persons	0	12 persons
3.	Infrastructure		
	Non-Homeless Special Needs Objectives		
1.	Elderly Persons	50 persons	143 persons
2.	Disabled Persons		

The CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during the PY 2006 and the Consolidated Plan. Please find below a narrative describing the activities, programs, and projects that have contributed to achieving the City's goals and objectives.

Housing Objectives – 24 CFR 91.215(b)

Objective 1: Preservation of existing affordable housing stock

- owner-occupied rehab programs in target areas; and
- in support of preserving existing affordable rental housing

In late March of 2007, a staff person was hired to market and to implement the Owner-Occupied Housing Rehabilitation Program. The program policy was changed from a minor home repair program to a Housing Rehabilitation program with two components: emergency repairs and full housing rehabilitation projects.

In addition, the following program funds were reallocated to the Owner-Occupied Housing Rehabilitation Program: PY2005 Administration funds, \$41,153.44; PY2005 Collin Intervention to Youth funds, \$6,000; and PY2006 Oak Street Community Center funds, \$82,657. Total funds reallocated were \$129,810.44. The Housing Trust Fund Board recommended that these funds be reallocated to the City of Frisco Housing Rehabilitation Program. This recommendation was published with a comment period of 15 days. Public hearings were held on June 20th and July 11th. No public comments were received and the Housing Trust Fund Board recommended this reallocation to Frisco City Council. The Frisco City Council approved the reallocation of \$129,810.44 to the City of Frisco Housing Rehabilitation Program.

The city provided CDBG-funded emergency repair assistance to 2 units (completed – Table) and 1 full rehabilitation project is underway on September 30, 2006. A total of \$23,300 was expended.

The city's goal was to assist 10 owner-occupied housing units with rehabilitation assistance. A total of \$245,342 was budgeted and \$23,300 was disbursed. The Table on page 4 under accomplishments indicates only two units were assisted. One of the challenges of this program has been to contract contractors to do rehabilitation projects under \$25,000. This project is ongoing and these funds will remain obligated in PY2007.

Objective 2: Further development of workforce housing opportunities for Frisco's low and moderate income families

In October 2002, in the absence of CDBG funds and seeing the need to help its workforce acquire afford housing in the City; the City of Frisco committed \$600,000 from the City's general revenue to create a Housing Trust Fund. This fund is managed and administrated by the Housing Trust Fund Board which has created two down payment assistance programs targeting low-income workforce households as well as moderate income City and Frisco ISD employee households.

During the FY 2006 Action Plan year, the City of Frisco proposed to use \$35,000 in CDBG Funds with matching funds from the Housing Trust Fund and matching resources from CDBG to help qualified low income families reach homeownership in the City of Frisco. Loans were granted to five (5) families using the City of Frisco general fund.

It has been difficult to close CDBG home loans due to (1) the limited supply of affordable housing (only 5% built before 1980), and (2) can't find low-income buyers that have incomes sufficient to support a 1st mortgage loan. No loans have been closed this year. The Housing Trust Fund Board is reviewing the program.

Finally, the City of Frisco used \$30,000 in FY 2006 CDBG Funds to assist Habitat for Humanity with the purchase of a lot in the City of Frisco to construct a home for a low-income Frisco family. The lot was purchased and the family application process is underway.

Objective 3: Development of housing opportunities for low-income seniors.

No projects were completed with this objective in PY 2006.

Objective 4: Support for expansion of the capacity of the Housing Authority to address a broad spectrum of housing issues for low and moderate income families.

In the first year action plan, the City of Frisco supported the Housing Authority in the completion of the renovation of the 40-unit Preston Trace Apartments, using LIHTCs from the State. Using FY2005 CDBG funds, the City invested \$34,000 to develop two public facilities – a neighborhood playground and a wiring of high speed internet to the clubhouse and the housing units. The playground has been completed, and the internet project is in the bidding process.

Homeless Objectives

Objective 1: Continue to support existing transitional homeless support services in the community.

Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

During PY 2006, two public service projects provided services to residents of Frisco to insulate them from homelessness.

The Frisco Family Services Center expended, \$20,000 to expand social services including emergency financial assistance, food, vouchers for clothing, furniture, household items and educational opportunities to insulate 1,449 individuals from becoming homeless.

The domestic violence shelter, Hope's Door, assisted 63 individuals and kept them from becoming homeless while Collin County Committee on Aging provided meals to 143 senior citizens so that they could stay in their homes.

Community Development Objectives

Objective 1: Focus on development of community facilities, public improvements, public services and economic development

- *In target areas*
- *Directly to low and moderate income families*

While many areas of the City of Frisco enjoy new and modern facilities due to new development, the City is also investing both general revenues and voter approved bond proceeds in the redevelopment of infrastructure in the older and lower income neighborhoods of the City. In conjunction with Community Development Objective #3, the goal of this Consolidated Plan is to invest CDBG resources in target areas and with

low income families for specific activities where other resources are not readily available. Specific examples of these activities include public services support directly to low-income families as well as construction support for Housing Authority and other residential properties that are restricted to low-income families where funding from other sources may not be available.

In the PY2005 Action Plan, the City of Frisco awarded \$34,000 to the Frisco Housing Authority for the purpose of developing a playground and installing wireless internet equipment at the Preston Trace Apartments, a LIHTC property. Due to construction delays at the Preston Trace apartments and a slower than expected rent up period, the wireless internet equipment installation project has been moved to early 2007. The playground was installed in the summer of 2006. Approximately, 67 residents of the Preston Trace apartments (as of September 2006) were served by this playground in PY 2005. As of September 30, 2006, \$21,605 of this grant had been expended. The remainder is expected to be expended by the end of the 2nd Quarter in PY2007.

Objective 2: Support Public Services to the maximum allowable cap (15%)

A goal of this Consolidated Plan is to maximize the available resources to support and enhance the capacity of the social service network which serves the citizens of Frisco. As a result, the City is committed to committing the maximum allowable amount of the CDBG allocation to fund social service agencies in the community. The following agencies operated public service programs in PY 2006:

Frisco Family Services Center	1,449 persons assisted
Collin County Committee on Aging	143 persons assisted
Hope's Door	63 persons assisted
Frisco Housing Authority/Boys and Girls Clubs	12 persons assisted

The first three agencies in the Table list their accomplishments in other objectives, but the fourth agency, Frisco Housing Authority/Boys and Girls Clubs of Collin County, is a program that began in PY 2005 and did not conclude until December 31, 2006.

In PY2005, the Frisco Housing Authority partnered with the Boys and Girls Club of Collin County to provide free after school educational programming to the residents of the Preston Trace Apartments and the Frisco Housing Authority. This free program has two goals, first to provide a supportive care program for children of low-income households to attend after school, receiving tutoring and other educational assistance. The second goal was to support the ability of low-income families to work without the burden of after school child care costs. The program was started in the summer of 2006 and operated through December 31, 2006. This year, PY2006, the program assisted 12 elementary school residents from Frisco.

Objective 3: Provide for infrastructure improvements in target areas that cannot easily be funded with other funding sources.

No projects were completed with this objective in PY 2006.

Non-Homeless Special Needs Objectives

Objective 1: Connect housing resources for the low-income elderly and disabled.

While different resources such as LIHTC and Section 202 funding are still available at the federal level, barriers such as the high cost of land in Frisco have limited the ability of both private developers and FHA from successfully developing a property designed to serve extremely low-income seniors. No projects were undertaken with this objective in PY 2006.

Objective 2: Support, through public service funding, support services and programs for special needs populations.

Collin County Committee on Aging served the special needs population of the elderly by serving 143 senior citizens meals while Hope's Door provided services to 63 domestic violence victims.

B. Affirmatively Furthering Fair Housing

A general analysis of impediments to fair housing was conducted during development of the Consolidated Plan in PY2005.

Affordable housing is one of the major barriers to fair housing. By maintaining and increasing the supply of affordable housing, there should be a greater opportunity for the community to become more diversified. Other impediments to fair housing include limited choices and community support. The City of Frisco seeks support from the community to ensure that all housing is safe, decent, and available to all people.

In PY2006 the City of Frisco used both CDBG programs and Housing Trust Fund resources to directly further fair housing by making funds available to low-moderate income households to rehabilitate or to purchase homes. The Owner-Occupied Rehabilitation Program (CDBG funded) and the City of Frisco Down Payment Assistance Program (HTF funded) are designed primarily to increase the housing opportunities for low income persons and assist in the promotion of fair housing.

During this program year, the CDBG housing programs were implemented to assist in overcoming the affordability barriers facing low-income residents. In addition, through the planning and development processes, the Planning Department continues to advocate a balance of new housing types. One example of this is illustrated in the Comprehensive Plan, which targets to provide incentives to developers who make at least 5% of units affordable in subdivisions in excess of 30 acres.

Through involvement in the community planning processes, the City has continued to educate the community about the need for a variety of affordable housing types. Results can be seen in an increase in discussions regarding new housing developments that include townhomes, mixed-use developments and condominiums.

In support of its efforts to affirmatively further Fair Housing Choice, the Planning Department acts as a resource for fair housing complaints. Over the past year, staff has not received any specific fair housing complaints. The City remains active in attending related training. Concepts learned in training and interactions with the community contribute to a successful move toward affirmatively furthering Fair Housing.

C. Affordable Housing

As the City of Frisco rapidly grows and continues to provide strong amenities such as highly rated schools and recreational facilities. The major barrier to affordable housing has become a limited supply of affordable housing combined with high land and construction costs in the new housing market. Since only 5% of the current housing stock was built before 1980, very few low cost homes are for sale in Frisco. What homes are available at lower prices are typically older and in poor condition and/or sell very quickly.

Development costs also discourage the construction of a sufficient number of lower priced homes. The current housing market, combined with City land use regulations and impact fees for residential development, make new affordable housing difficult. These fees are necessary to help pay for the infrastructure costs of the fast growing city. However, such fees can also contribute to a lack of interest by most developers and builders to construct lower priced housing. Additionally, limited multifamily dwellings are being developed that would be considered affordably priced housing.

The City of Frisco works to promote the acceptance of affordable housing and current housing options in the community and continues efforts to maintain a decent supply of affordable housing through the CDBG program. In this program year, the City hired a Housing Coordinator to market and to implement the Owner-Occupied Housing Rehabilitation Program. The two families receiving assistance through the Owner-Occupied Housing Rehabilitation Program were extremely low income. We do not have any programs to serve renters at this time. The home buyer assistance program offered with Housing Trust Fund resources held four (4) Homebuyer Education Workshops and assisted five (5) families with the purchase of their first home. In addition, the City has developed new incentive programs to encourage home owners to invest their personal resources in older historic homes in the Historic Downtown neighborhood, a target neighborhood in the CDBG Consolidated Plan. One of the goals of this program is to preserve the existing housing as a source of safe and decent affordable housing.

Addressing worst-case needs

The City is in the process of creating a multifamily ordinance in which owners of multifamily complexes will be required to register with the City. The City will then inspect the property

on an annual basis. This process is an effort in early detection of structure problems. Owners will be required to keep their property up to standard or face severe fines. One of the subrecipients, Frisco Family Services Center provides financial assistance to clients and may help relocate a family that is in substandard rental property.

Addressing the needs of persons with disabilities

The City of Frisco municipal center was built in 2006. It is 100% ADA compatible and accessible to the disabled. As far as transportation for the disabled, the City of Frisco subsidizes the Collin County Area Rapid Transit agency. This agency provides low cost transportation to low income and disabled persons as well as the general population. Program staff for the Housing Rehabilitation program interview disabled applicants in their home. Home repairs and enhancements for the disabled may be completed through the Housing Rehabilitation Program.

D. Continuum of Care

Locally, the City has primarily addressed the needs of the homeless through support of subrecipients such as Frisco Family Services, who provides rental and utility assistance to prevent homelessness, and Hope's Door, the domestic violence shelter. The City Council has adopted the *Plan to End Chronic Homelessness in Collin County* which was a project of the Collin County Homeless Coalition, a regional organization. In collaboration with Metro Homeless Alliance, the Collin County Homeless Coalition promotes agencies that serve the homeless including LifePath and Hope's Door through the annual submission of the Continuum of Care SuperNOFA.

E. Other Actions

During the 2006 CDBG program year, the City of Frisco took a number of other actions related to its Consolidated Plan objectives, described in the following text.

Addressing Obstacles to meeting underserved needs -- Some of the greatest challenges to meeting underserved needs are the ability to provide affordable housing, provide easily accessible public services and transportation. In PY2006, the City has used CDBG funding as well as general revenues to address all three of these major obstacles. First, the City addressed affordable housing through the Owner-Occupied Housing Rehabilitation programs as well as the City of Frisco Down Payment Assistance Programs. Second, the City used CDBG funding to make public services more accessible to Frisco residents by providing CDBG public services funds to agencies that are willing to serve Frisco residents in the City limits. Finally, the City used General Revenue funds to support a partnership with CCART, providing public transportation from low-income neighborhoods to jobs, public services and retail services.

Foster and maintain affordable housing – Through the Owner-Occupied Housing Rehabilitation Program, the city fosters and maintains affordable housing. Another program foster affordable housing is the CDBG Down Payment Assistance Program. In addition, the City offers a Down Payment Assistance program funded with General Funds for employees of the City and employees of the school district. Habitat for

Humanity has also purchased a lot to build an affordable home with PY 2006 CDBG funds.

Eliminate barriers to affordable housing –By marketing the Housing Rehabilitation and Down Payment Assistance through such avenues as the utility bill, the city hopes to reach citizens who could benefit from these programs. The efforts cited in the previous paragraph also seek to eliminate barriers to affordable housing.

Institutional Gaps -- In an effort to eliminate gaps in institutional structures, the City remains actively involved with outside agencies and regional governmental entities. The City coordinates with public service agencies and surrounding communities to address public service needs related to housing activities and the underserved. The City participates with Frisco Community Network, United Way of Metropolitan Dallas, Collin County Services Association and the Collin County Homeless Coalition to maximize resources for the provision of services to the homeless and other at risk low-income households.

Public Housing and Resident Initiatives – In PY2005, the City of Frisco obligated \$34,000 of CDBG funds to support public housing and resident initiatives. The Frisco Housing Authority used \$21,000 of these funds to construct a playground at a new tax credit property, the Preston Trace Apartments. In addition, they plan to use the remaining funds to install wireless internet access in the clubhouse to provide low-income residents with access to the internet for job training and educational opportunities. During the first quarter of PY2006, the Boys and Girls Clubs of Collin County provided an after school youth program to fifteen (15) youth residing in the Preston Trace tax credit property.

Reducing Lead-based paint Hazards -- The City of Frisco has had no reported incidents of lead contamination related to the use of lead-based paint and its housing stock. This is mostly due to the relatively young age of the housing stock.

In order to reduce and abate lead-based paint hazards, the City provides information and technical assistance to households receiving assistance under both the Owner-Occupied Housing Rehabilitation program as well as the City of Frisco Down Payment Assistance Program. The City is currently in the process of reducing lead-based paint hazards in an owner-occupied housing rehabilitation project.

Compliance and Monitoring -- Each of the funded public service agencies that fulfilled their contractual obligations including program and financial responsibilities for the previous year were monitored over the past year to ensure compliance with the CDBG program and regulations. During the monitoring Collin Intervention to Youth, Inc., was found to be in non-compliance. The agency staff did not properly determine the income eligibility of their clients. Collin Intervention to Youth, Inc. was asked to reimburse the program for the amount of CDBG funds expended, \$1,360.00. The activity was deleted and funds were reallocated to the Owner-Occupied Housing Rehabilitation Program. Quarterly reporting was required from each subrecipient and technical assistance was

provided to ensure improved reporting and continued compliance.

Anti-Poverty Strategies -- Because of the high cost of living in this area, there is a lower percentage of families that are living at or below the poverty level. The City of Frisco works actively with the Frisco Housing Authority and Frisco Family Services to monitor the number of families that are seeking assistance and to work to assure those families have access to programs and resources that would improve their financial stability.

Families who do need financial help and/or housing are referred to appropriate housing programs and social service agencies that can provide counseling, shelter and programs to help them become self-sufficient. Staff also coordinates efforts with other organizations to address these issues on a regional level.

F. Leveraging Resources

The City of Frisco is able to provide funding to public service agencies that is used as leverage for obtaining additional funding. In PY 2006, the following funding was leveraged in the awarding of the City of Frisco CDBG funds.

Program	CDBG Funds Awarded	Funds Leveraged	Total Invested in Need
Collin County Committee on Aging	\$5,000	29,000	\$34,000
Frisco Family Services	\$20,000	\$22,000	\$42,000
Hope's Door	\$3,075	\$8,000	\$11,075
Habitat for Humanity	\$30,000	\$5,000	\$35,000

G. Citizen Comments

The City of Frisco continues to follow the Citizen Participation Plan established for all CDBG activities. A notice was published in the local newspaper announcing the availability of the PY2006 CAPER for public examination and citizen comment. The public review period began on November 16, 2007 and ran through December 18, 2007. The CAPER document was available on the City's website and at City Hall. No public comments were received during the public comment period. An advertised Public Hearing was held on December 12, 2007 by the Housing Trust Fund Board. No one provided comments at the Public Hearing.

H. Self-Evaluation

This was the second year that the City of Frisco has administered CDBG funded programs. The following is an evaluation of the projects in the each of the sectors:

Public Service Funding; Public Facilities and Public Improvements Funding; and Housing and Real Property.

Public Service Funding

This program year, PY2006, the City funded four applications for public service funding, and provided funding for one ongoing activity from PY2005. Below is a summary of each of the programs.

Frisco Family Services Center – In PY2006, Frisco Family Services Center was awarded \$20,000 in funding to assist in the implementation of the BASIC program. Specifically, the agency uses the \$20,000 to pay a bilingual social worker to assist low-income households with emergency rent, utility assistance, food, vouchers for clothing, furniture, household items, and educational opportunities. The goal of this program is to provide short term assistance to families in need, to get them through hard times and prevent them from becoming homeless. This year the program assisted 1,449 people and the agency expended their \$20,000 grant award. (***IDIS Activity No. 13 – COMPLETED***)

Consolidated Plan Goals:

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness

Community Development Objective 2: Support public services to the maximum allowable cap.

Performance Evaluation:

Objective 1 and Outcome 1: Improved the accessibility of a suitable living environment by providing basic needs to 1,449 low/moderate income residents of the City of Frisco by expanding social service support capacity.

Frisco Housing Authority/Boys and Girls Club of Collin County – In PY2005, the Frisco Housing Authority partnered with the Boys and Girls Club of Collin County to provide free after school educational programming to the residents of the Preston Trace Apartments and the Frisco Housing Authority. This free program has two goals, first to provide a supportive care program for children of low-income households to attend after school, receiving tutoring and other educational assistance. The second goal was to support the ability of low-income families to work without the burden of after school child care costs. The program was started in the summer of 2006 and operated through December 31, 2006. This year, PY2006, the program assisted 12 elementary school residents from Frisco and spent \$514 of the grant. (***IDIS Activity No. 6 -- COMPLETED***)

Consolidated Plan Goals:

Community Development Objective 2: Support public services to the maximum allowable cap.

Housing Objective 4: Support expansion of the capacity of the Housing Authority to address a broad spectrum of housing issues for low and moderate income families.

Performance Evaluation:

Objective 1 and Outcome 1: Improved the availability of a suitable living environment to 12 low/moderate income youth by expanding social service support capacity.

Collin County Intervention to Youth -- CITY House operates a variety of programs which target at risk youth including a shelter and counseling program for abused and troubled youth. In PY2006, CITY House has not expended the \$6,000 CDBG funding due to difficulty in finding a facility for their services in Frisco. The agency requested that the contract be extended through PY2007. On November 14, 2007, the Housing Trust Fund Board decided to extend the contract through June of 2008. (***IDIS Activity No. 15 -- BUDGETED***)

Consolidated Plan Goals:

Non-Homeless Special Needs Objective 2: Support, through Public Service funding, support services and programs for special needs populations.

Community Development Objective 2: Support public services to the maximum allowable cap.

Performance Evaluation:

Objective 1 and Outcome 1: This program will improve the accessibility of a suitable living environment by expanding social service support capacity to City of Frisco youth and their families.

Hope's Door -- Hope's Door operates a woman's shelter and counseling program for domestic violence victims. The program was awarded \$3,075 to assist with office rent and utility expense related to the Frisco residents that were served through the crisis hotline or shelter for PY2006. This year the program assisted 63 persons from Frisco and spent \$3,075. (***IDIS Activity No. 16 -- COMPLETED***)

Consolidated Plan Goals:

Non-Homeless Special Needs Objective 2: Support, through Public Service funding, support services and programs for special needs populations.

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

Community Development Objective 2: Support public services to the maximum allowable cap.

Performance Evaluation:

Objective 1 and Outcome 1: This program improved the availability of a suitable

living environment (shelter and services) to 63 domestic violence victims by expanding social service support capacity.

Collin County Committee on Aging – The Collin County Committee on Aging expended \$5,000 PY2006 funds to hire a part-time employee to manage the Friendship Cafe at the Frisco Senior Center and to coordinate the distribution of Frisco Home Delivered Meals to senior citizens in Frisco. In PY2006, the program provided meals to 143 senior citizens. ***(IDIS Activity No. 14 – COMPLETED)***

Consolidated Plan Goals:

Non-Homeless Special Needs Objective 2: Support, through Public Service funding, support services and programs for special needs populations.

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

Community Development Objective 2: Support public services to the maximum allowable cap.

Performance Evaluation:

Objective 1 and Outcome 1: This program improved the availability of a suitable living environment (meals) to 143 senior citizens by expanding social service support capacity.

Public Facilities and Public Improvements Funding

Frisco Housing Authority/Preston Trace Apartments -- In the PY2005 Action Plan, the City of Frisco awarded \$34,000 to the Frisco Housing Authority for the purpose of developing a playground and installing wireless internet equipment at the Preston Trace Apartments, a LIHTC property. Due to construction delays at the Preston Trace apartments and a slower than expected rent up period, the wireless internet equipment installation project has been moved to early 2007. The playground was installed in the summer of 2006. Approximately, 67 residents of the Preston Trace apartments (as of September 2006) were served by this playground in PY 2005. As of September 30, 2006, \$21,605 of this grant had been expended. The remainder is expected to be expended by the end of the 2nd Quarter in PY2007. ***(IDIS Activity No. 9 -- UNDERWAY)***

Consolidated Plan Goals:

Housing Objective 1: Preservation of the existing affordable housing stock by preserving existing affordable rental housing.

Housing Objective 4: Support expansion of the capacity of the Housing Authority to address a broad spectrum of housing issues for low and moderate income families.

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

Performance Evaluation:

Objective 1 and Outcome 1: Improved the availability of a suitable living environment (creating a playground) to 67 low/moderate income residents by expanding social service support capacity.

Rehabilitation of the Oak Street Community Center --

Final plans have not been made for the future of the Oak Street Community Center. With the future unknown for this project, the \$82,657 has been reallocated by the Housing Trust Fund Board and City Council to the City of Frisco Owner-Occupied Housing Rehabilitation Program. The activity has been cancelled.

Housing and Real Property

North Collin County Habitat for Humanity – This agency received \$30,000 of PY2006 funds to acquire a lot in the City of Frisco to build an affordable home for a very-low income Frisco family. The lot was purchased and the family application process is underway. The activity can not be completed until the home is constructed and a family moves into the new home. ***(IDIS Activity No. 17 -- UNDERWAY)***

Consolidated Plan Goals:

Housing Objective 2: Development of workforce housing opportunities for Frisco's low and moderate income families.

Performance Evaluation:

Objective 2 and Outcome 2: This program will create one decent affordable housing unit for a low/moderate income family in Frisco.

City of Frisco Down Payment Assistance Program – This program received \$35,000 to provide direct home buying assistance to first time home buyers who are at or below 80% of median income. It has been difficult to close home loans due to (1) the limited supply of affordable housing (only 5% built before 1980), and (2) client incomes are too low and do not meet lender's housing ratios. No loans have been closed this year. The Housing Trust Fund Board is reviewing the program. Funds will be carried over to PY2007. ***(IDIS Activity No. 18 -- BUDGETED)***

Consolidated Plan Goals:

Housing Objective 2: Development of workforce housing opportunities for Frisco's low and moderate income families.

Performance Evaluation:

Objective 2 and Outcome 2: This program will provide decent affordable housing for low/moderate income families in Frisco.

Owner-Occupied Rehabilitation Program – In the PY2005 Action Plan, the City of Frisco set aside \$115,532 for an Owner-Occupied Rehabilitation Program to assist low income homeowners in the City of Frisco with Minor Repairs to their homes. In late March of 2007, a staff person was hired to market and implement the Owner-Occupied

Housing Rehabilitation Program. The program policy was changed from a minor home repair program to a Housing Rehabilitation program with two components: emergency repairs and full housing rehabilitation projects.

In addition, the following program funds were reallocated to the Owner-Occupied Housing Rehabilitation Program: PY2005 Administration funds, \$41,153.44; PY2005 Collin Intervention to Youth funds, \$6,000; and PY2006 Oak Street Community Center funds, \$82,657. Total funds reallocated were \$129,810.44. The Housing Trust Fund Board recommended that these funds be reallocated to the City of Frisco Housing Rehabilitation Program. This recommendation was published with a comment period of 15 days. Public hearings were held on June 20th and July 11th. No public comments were received and the Housing Trust Fund Board recommended this reallocation to Frisco City Council. The Frisco City Council approved the reallocation of \$129,810.44 to the City of Frisco Housing Rehabilitation Program.

Two emergencies were completed and one housing rehabilitation project was underway on September 30, 2006. A total of two 2 units were repaired with 1 full rehabilitation underway. This project is ongoing and these funds will remain obligated in PY2007. *(IDIS Activity No. 10 -- UNDERWAY)*

Consolidated Plan Goals:

Housing Objective 1: Preservation of the existing affordable housing stock by rehabilitating existing owner-occupied housing.

Performance Evaluation

Objective 1 and Outcome 3: The housing rehabilitation program created suitable living environments by providing sustainable decent housing for two households.

I. Monitoring

Each of the funded public service agencies that fulfilled their contractual obligations including program and financial responsibilities for the previous year were monitored over the past year to ensure compliance with the CDBG program and regulations. During the monitoring Collin Intervention to Youth, Inc., was found to be in non-compliance. The agency staff did not properly determine the income eligibility of their clients. Collin Intervention to Youth, Inc. was asked to reimburse the program for the amount of CDBG funds expended, \$1,360.00. The activity was deleted and funds were reallocated to the Owner-Occupied Housing Rehabilitation Program. Quarterly reporting was required from each subrecipient and technical assistance was provided to ensure improved reporting and continued compliance.

III. CDBG NARRATIVE AND ACCOMPLISHMENTS

A. Assessment of Use of Funds

The activities funded from the CDBG program for PY 2006 corresponded directly to

activities budgeted in the Annual Action Plan and the goals of the Consolidated Plan. Throughout the year, changes were made to the anticipated CDBG allocations outlined in the Annual Action Plan to meet program demands. Funds that were not spent by September 30, 2006 have been carried forward into PY2007. The results are summarized below:

Use of Funds	Budgeted	Actual	Remaining Funds	% Budget Used
Administration	\$45,433.00	\$24,182.71	\$21,250.29	53%
Public Services	\$33,228.71	28,588.71	\$6,000.00	86%
Housing/Real Property	\$322,736.56	\$45,030.01	\$277,706.55	14%
Total	\$401,398.27	\$96,441.43	\$304,956.84	24%

B. Nature and Reasons for Changes in Program Objectives

During this program year, no changes were made to the Community Development Block Grant Program objectives identified in the Consolidated Plan.

C. Assessment of Performance on Consolidated Plan

This section of the PY 2006 CAPER assesses the City's efforts in carrying out the planned actions described in the plan as part of the City's certification that it will follow the adopted and HUD approved Consolidated Plan. The items below are outlined to highlight that the City of Frisco has endeavored to implement all planned actions and strategies.

In accordance with the PY 2005-2009 Consolidated Plan, the City of Frisco has:

- Followed an adopted and HUD-approved Citizen Participation Plan;
- Implemented all activities, programs and projects in accordance with all applicable local, State and Federal laws;
- Used all CDBG funds exclusively for the **three national objectives** and complied with the **overall LMI persons requirement**; and
- Followed **anti-displacement** policies and complied with the requirements of the Uniform Relocation Act and Section 104(d).
- During this program year, the City **pursued all resources** as identified in the PY2006 Action Plan. This year the City has funded most of the staff and administrative costs associated with implementing the program.
- There were no requests for **certifications of consistency** for HUD programs during this program year.
- The City did not take any actions that **hindered implementation of the Consolidated Plan**.

In the PY 2005-2009 Consolidated Plan, the City identified the resources that could be pursued during the period covered by the plan. To date, every effort has been engaged to secure all non-housing resources available to the community.

D. Performance Measurement System

In a Federal Register notice published March 7, 2006 all grantees receiving Community Development Block Grant Funds were instructed to amend their Consolidated Plan to include a new system of outcome performance measures for each of their projects. Through City Council Resolution No. 07-07-170R, the City of Frisco amended the Consolidated Plan to include the following outcome measures for the FY 2006-2010 Consolidated Plan.

Objective: *Suitable Living Environment*

Outcome: *Availability/Accessibility*

SL-1.1 *Improve the availability of a suitable living environment by expanding social service support capacity to low and moderate income residents of the City of Frisco.*

Low-moderate income persons will have access to the following services for the purpose of creating a suitable living environment: food, emergency financial assistance, clothing, gasoline vouchers, and educational programs.

SL-1.2 *Improve the accessibility of a suitable living environment by providing support services to low and moderate income seniors.*

Elderly persons will have access to services which may include feeding programs, and transportation for the purpose of enhancement of a suitable living environment.

SL-1.3 *Improve the accessibility of the suitable living environment by providing crisis counseling service to youth and their families.*

At risk youth and their families will have access to crisis counseling services through school and community-based counseling services.

SL-1.4 *Improve the accessibility of a suitable living environment by providing services to minimize the impact of domestic violence*

Abused women and children will have access to services which may include case management, referral, homeless shelter, emergency hotel shelter and counseling for the purpose of enhancement of a suitable living environment.

SL-1.5 *Improve the availability of a suitable living environment by providing access to homeless services and shelters*

Persons will have access to improved or newly developed services through the provision of funds to shelters and homeless service providers for the purpose of providing a suitable living environment.

SL-1.6 *Improve the accessibility of a suitable living environment by providing education, sports and recreation programs, leadership development and other support services to low and moderate income youth in Frisco.*

Youth will have access to services for the purpose of creating a suitable living environment.

Objective: *Decent Housing*

Outcome: *Affordability*

DH-2.1 *Address the need for affordable decent housing by assisting with the acquisition of property to construct housing for low-income Frisco families.*

Affordable housing units will be created for the purpose of creating decent affordable housing for low-moderate income persons.

DH-2.2 *Address the need for affordable decent housing by offering Down Payment Assistance to low income households.*

Households will have access to down payment assistance programs targeting low-income workforce households as well as moderate income households.

Objective: *Decent Housing*

Outcome: *Sustainability*

DH-3.1 *Address the need for sustainable decent housing by assisting with the rehabilitation of properties that are owner-occupied by low-income Frisco Families.*

Households will have access to home repair services for the purpose of providing decent housing.

The following Table shows the Performance Objective/Outcome, Goal, and Accomplishment for the Program Year 2006.

Objective – Outcome	Goal (Table 3A)	Accomplishment
S.L. – 1.	1,500	1,449
S.L. – 2	50	143
S.L. - 3	60	0
S.L. – 4	60	63
S.L. – 5	0	0
S.L. – 6	10	12
DH – 2.1	1	1
DH – 2.2	7	5
DH – 3.1	10	3

D. Geographic Distribution

The City of Frisco has targeted two low-income neighborhoods to be the primary focus implementation of the CDBG programs. They are listed below. All CDBG funds which were not provided as a direct benefit to a LMI person, were expended in one of these two neighborhoods:

- *Target Area 6:* The historic downtown area, defined by the Old Town Zoning designation, which includes all of the City's public housing units; and
- *Target Area 7:* Preston Trace area north of the municipal complex to the Preston Manor subdivision.